



EMBASSY OF ARGENTINA IN
THE UNITED STATES OF AMERICA

SELECTION PROCEDURE

DIRECT CONTRACT by SIMPLIFIED PROCEDURE	N° 46 Period:2023
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SUBMISSION OF OFFERS

Objective of the Contract:

The purpose is to contract all the work required to **remove asbestos from the flat roof of the Official Residence of Argentina in the United States of America, located at 1815 Q Street NW, Washington DC**, in accordance with the technical specifications and other documents that govern this Tender.

File N° 80/2023

Location/Address	Timeline and Schedule
1600 New Hampshire Avenue, N.W., Washington D.C. 20009 - USA	Monday through Friday from 9 am to 5 pm Until July 26, 2023 at 9:30 am

IMPORTANT: OFFERS THAT ARE RECEIVED AFTER THE DESIGNATED DATE AND TIME WILL NOT BE CONSIDERED, REGARDLESS OF THE REASON FOR DELAY.

OPENING OF OFFERS

Location/Address	Date and Time
1600 New Hampshire Avenue, N.W., Washington D.C. 20009 - USA	July 26, 2023 at 10:00 am



EMBASSY OF ARGENTINA IN
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I-SPECIAL CONDITIONS
DIRECT CONTRACT BY SIMPLIFIED PROCEDURE

1. PURPOSE OF THE CONTRACT

The purpose is to contract all the work required to remove asbestos from the flat roof of the Official Residence of Argentina in the United States of America, located at 1815 Q Street NW, Washington DC, in accordance with the technical specifications and other documents that govern this Tender.

2 – FORMAT FOR SUBMISSION OF OFFERS

Bids may be submitted:

- (a) Personally in a sealed envelope at the Administration Office, 1600 New Hampshire Avenue, NW, Washington, DC, 20009, on weekdays from 9 am to 5 pm until July 26, 2023 by 9:30am.
- (b) Or by e-mail to administracion@embassyofargentina.us until July 26, 2023 by 9:30am. The offer (envelope/e-mail) must be identified with the following:



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NAME OF THE REPRESENTATION: EMBASSY OF THE ARGENTINE REPUBLIC

Direct Contract by Simplified Procedure N° 46/2023

OBJECT: "The purpose is to contract all the work required to remove asbestos from the flat roof of the Official Residence of Argentina in the United States of America, located at 1815 Q Street NW, Washington DC, in accordance with the technical specifications and other documents that govern this Tender."

Place, date and time for opening biddings: Embassy of Argentina, Administration Office, 1600 New Hampshire Avenue, NW, Washington DC, 20009, July 26, 2023 at 10:00 am.

Place, date and time limit for submission of biddings: Embassy of Argentina, Administration Office, 1600 New Hampshire Avenue, NW, Washington DC, 2009, until July 26, 2023 at 9:30am.

NAME OF BIDDER :.....

ADDRESS:.....
.....

PHONE:.....

EMAIL:.....

FAX:.....



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3 – CONTENTS OF THE "SINGLE ENVELOPE"

The amendments, erasures or spacing, if any, must be properly saved by the signer of the bid.

The offer must be signed, on each and every one of its pages by the offeror or his/her legal representative.
The offer must contain the following information:

3. 1) Name and surname or company name, address, telephone, fax and email.

3.2) Legal address to be notified.

3. 3) Description of the offer: must include details of the object or service offered. For this purpose, you can complement it with brochures and instructions.

3. 4) If applicable, you must indicate brand / model and other information related to the offer made, and if the items are new and unused.

(3.5) Quote form duly completed and signed in accordance with point 4 of the present conditions.

4 – PROVISION OF ESTIMATES

The quote must be carried out respecting the quantities and measurement units requested in the quotation form. You must indicate the unit price and the total price, and it must be signed by the bidder or his/her legal representative.

The total price involved in the quote will be the final price that our Embassy will pay in every respect, including taxes and shipping charges if any.

In the event that the total amount quoted for each item is not consistent with the unit price, we will take the latter as a quoted price. Any other error in the amount quoted, which was denounced by the offeror or detected by the contracting body prior to the award, will result in the rejection of the offer in the relevant areas.

5 – VALIDITY OF OFFER

The offer shall be valid for a period of thirty (30) calendar days starting from the date of the bid opening.

6 – OPENING OF OFFERS

At the indicated date and time, we will proceed to open the tenders, in public, in the presence of officials designated for this purpose and of all those who wish to witness it. We will issue the corresponding Act, which must be executed by the corresponding officials and providers and any interested member who wish to do so.

7 – OFFER ANALYSIS

During the evaluation of the bids we may request bidders to correct errors or omissions contained in their proposals. The correction of such errors or omissions cannot be used by the offeror to alter the substance of the offer, to improve it or to take advantage over other bidders.

In the case of the offerer's non-compliance with the request within the corresponding time limit, the offer will be rejected.



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8. IRREVERSABLE GROUNDS FOR CANCELLATION

The offer will be canceled in any of the following cases:

- (a) if it is not written in a language indicated in the specifications.
- (b) if the offer does not have the signature of the offeror or his/her legal representative on any of its pages.
- (c) if it has deletions, erasure, amendments or interlines without having it been saved on pages containing the financial proposal, the description of the goods or services offered, delivery time, or somewhere else that holds the essence of the contract.
- (d) if the offer is not honored by the deadline date indicated in the contract.
- (e) if it is written in pencil or in a medium which allows it to be deleted or rewritten without a trace.
- (f) if it is presented by persons who have been sanctioned or have an existing suspension or disqualification to contract with the Argentine Government at the time of the opening of the bids or at the time of their evaluation or award.
- (g) if it is presented by persons legally or naturally unable to contract with the Argentine Government at the time of the opening of tenders, in their evaluation stages or at their award.
- (i) if it contains conditions.
- (j) if it contains clauses in contrast with the norms that govern the hiring or which would prevent the accurate comparison with other bids.
- (k) if it contains essential errors or errors by omission.
- (l) if the quoted price deserves the qualification of vile or not serious.
- (m) if the offerers bid is ineligible.
- (n) if the same offeror submitted more than one offer alone or as a member of a group, association or legal person. This prohibition will not be set up in the case of the submission of tenders with discounts, alternatives or variants.
- o) in case it is necessary to present samples, if these are not presented within the time specifications stated in the contract.

9 - AWARD

The award will be made in favour of the lowest offer resulting from complying with all the requirements of the present contract.

The successful bidder and the rest of the offerer's will be notified of the award within three (3) business days of the award ceremony, by one of the following means; either:

- (a) by direct access to the offeror or his/her legal representative;
- (b) by the presence of the interested party or his/her legal representative, who is aware of the respective act.
- (c) by certified letter or other means that allows to accredit their proper notification;
- (d) by fax;
- (e) by electronic mail.

10 - PLACE OF DELIVERY

ARGENTINE OFICIAL RESIDENCE – 1815 Q St., NW Washington DC 20009



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11 – PERFORMANCE PERIOD

The service or goods must be presented at the Argentine Embassy, 1600 New Hampshire Ave., NW Washington DC 20009, or where the Administration Office thinks its appropriate.

The contract partners will receive a confirmation receipt and a notification within 5 (five) working days upon verification of the compliance with the conditions laid down in the contract.

The Administration Office reserves the right to carry out checks and technical tests deemed appropriate and convenient.

In the event of the rejection of any of the items delivered, for the purpose of applying penalties stipulated in item 14 of the present contract, a delivery date shall be considered in compliance with the reception of the new alternative as long as it is in accordance with the contract.

12. FORM OF PAYMENT AND PLACE TO SUBMIT INVOICES

The payment will be made an advance of 50 % and 50 % upon completion of the work.

The invoice will be submitted after granting their acceptance at the Argentine Embassy, Administration Office, 1600 New Hampshire Avenue, NW, Washington, DC, 20009.

13. WARRANTY OF GOODS

The service or goods should be of top quality according to local standards.

14 - PENALTIES

Failure to comply with the time limits set out in Point 9 of the present contract, the successful bidder will be liable of a fine of zero comma five percent (0.5%) of the value previously stated out of term for every ten (10) business days of delay or a fraction greater than five (5) business days.

15 – CONTRACT CANCELLATION

If the bidder does not comply with the contract before the deadline, or if the goods have not been delivered by the deadline, the administration must declare the contract terminated without judicial or extra judicial questioning, except in those cases where the Embassy of Argentina accepts the service agreement after the deadline.

16 - LIABILITY

The contractor shall comply with the legal rules applicable to the activity of the contract and shall be responsible for all claims extrajudicial and judicial, including the costs and expenses arising from the acts and omissions of its personnel or subcontractors or others who were responsible for fulfilling any of the terms and conditions of this contract.



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USA
EMBASSY OF THE ARGENTINE REPUBLIC IN THE UNITED STATES
TECHNICAL SPECIFICATIONS FOR ASBESTOS REMOVAL IN ROOF –
OFFICIAL RESIDENCE BUILDING

UNOFFICIAL TRANSLATION

TECHNICAL SPECIFICATIONS

1. PURPOSE

The purpose of these technical specifications is to contract is to contract all the work required to remove asbestos from the flat roof of the Official Residence of Argentina in the United States of America, located at 1815 Q Street NW, Washington DC 20009.

2. GENERAL CONDITIONS

The works must be complete, fully in accordance with the indications contained in these Technical Specifications; comply with the general and specific local rules and regulations in force for this type of tasks; and comply with best practices in accordance with the purpose for which they are carried out. Therefore, the Contracting Party must include in its offer all materials, elements, equipment and work necessary to carry out for an appropriate execution and safe provision, even if they are not explicitly mentioned in these Technical Specifications.

3. SCOPE OF WORK

Remove and dispose of all asbestos-containing materials asbestos in the flat roof identified in the July 2022 Air, Land and Water Engineering, Inc. (ALWE) Survey, item 5) at the Residence located at 1815 Q Street NW, Washington DC (Annex H), including the sector described, as well as the complete removal of the two layers of membranes and the one inch (1”) base over which the two existing membranes are placed, as well as all roof materials that could be compromised. The wood substrate of the roof will not be subject to intervention.

4. TERM

The term for the execution of the works under this contract is FIFTEEN (15 DAYS), counted from the day after the approval of the corresponding permits by the city entities in charge of this process. The work to be undertaken will be coordinated with the company that will waterproof the roof, as described under item 5 below, “Work”.

5. WORK

The work to be carried out will be done in stages, and the roof will be divided into three sections.

Once the asbestos has been removed from the first section, an inspection must be requested in order to guarantee the quality of the air and the absence of asbestos in the area.

The area must be protected in case of rain, with plastic sheeting, tarpaulins, wood and any other element necessary to guarantee the protection of the wood base of the roof.

Once the inspection has been carried out and the inspection report has been delivered to the Embassy, to ensure



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that the necessary and safe conditions of the sector have been met, the company carrying out the waterproofing work on the roof will be notified so that it can proceed consecutively with the removal of the asbestos in the waterproofing of the treated section.

This work sequence shall be repeated for each of the sections to be treated, requiring coordination between the two companies involved.

As described, the bidder shall notify what is the work schedule with the tasks to be carried out, and the methodology to be adopted for disinfection, as well as the deadlines for each of the sectors, in coordination with the waterproofing company.

6. PAYMENT

Payment will be as follows: an advance of 50% and 50% upon completion of the work.

7. REFERENCES/COMPANY BACKGROUND

Bidders must submit in writing to the Embassy at least two (2) records of having performed similar asbestos removal work, and a District of Columbia regulatory license to perform the work described.

8. GENERAL CONSIDERATIONS

- **PROCEDURES AND PERMITS:** All processing of permits and authorizations before the relevant agencies shall be included as part of the total completion of the work.
- **INSURANCE:** Before starting the work, the Contractor shall obtain all necessary liability insurance related to work risks, against third parties and property damage.
- **CLOSURE OF WORK AREA AND FENCING:** The Contractor shall close off the work area, when and as appropriate, in accordance with applicable local regulations and the time limits herein.
- **CLEAN UP:** The Contractor shall clean the work areas every day, including final cleanup and disposal of all waste and debris generated by the work.
- **WARRANTY:** The Contractor shall guarantee the asbestos removal work by submitting a final report
- **HAZARDOUS MATERIALS:** all the necessary tasks and protective elements in accordance with local regulations in force regarding the operation and handling of hazardous asbestos, including its final disposal, shall be included.

PHOTOGRAPHS

The contractor must submit a photographic record of the work carried out, and will present this in a folder, indicating the place and dates of the photos taken.

9. TASKS TO BE CARRIED OUT

9.1 Required tasks

The necessary arrangements must be made to obtain authorization from the pertinent local agencies regarding works to be carried out, taking into account the type of work and the historical significance of the building. Once these arrangements have been made, the mitigation and decontamination of the asbestos in the sector to be worked on can begin.



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9.2 Removal, disposal, and transfer off site

Disposal and bagging

All regulations and standards applicable to asbestos removal must be respected without exception.

The tasks must be carried out by specialized and authorized personnel who comply with safety measures in accordance with current regulations.

The personnel that carry out the work must use personal protection elements according to current regulations to carry out the tasks in safe conditions, using waterproof safety gloves, face protection mask, full body waterproof dust gowns and appropriate boots. If the standards require it, personal decontamination units must be placed and used in accordance with the guidelines.

Personal belongings that cannot be relocated within the affected area will be individually wrapped to protect against dust and debris residues during the decontamination process.

During the entire removal process, residues of asbestos materials may not be broken down, sanded, hammered, cut, or pierced unless it is necessary to detach it from where it is located.

- To avoid generating dust, all current means of attachment or anchorage will be removed without agitating the materials.

Asbestos material will be bagged and closed according to current regulations. Bags cannot exceed the required weight limits.

Under no circumstances may materials be thrown on the floor or other lower or upper surfaces, regardless of their height, to prevent them from spreading. Wrapped material may only be lowered in accordance with applicable regulations.

9.3 Transfer and disposal off site

The existing asbestos material will be dismantled using the necessary safety measures, and placed in bags (in double bags), for its subsequent transport and final disposal in the sites authorized for this purpose, in accordance with the guidelines of the specific regulations in force for this type of tasks.

9.4 Disinfection and decontamination of materials

The following elements or methods of disinfection, or equivalent ones, may be used as appropriate, following the guidelines contained in current regulations, namely:

- Vacuum cleaners with high efficiency air filters for asbestos with dry suction capacity, to eliminate mold spores, asbestos, fibers, mycotoxins and dust.
- Vacuum cleaners with high-efficiency air filters and contaminated water suction capacity
- Decontamination units with negative pressure, equipped with vacuum producers approved for asbestos or with a high efficiency air filter.



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- For pipes or other units, glove bags will be used to avoid the spread of the contaminants as much as possible.
- Chemical encapsulant for asbestos, certified fungicides, surfactant sprays and/or surfactant chemical additives.

9.5 Testing and Verification

After the disinfection, the following must be done:

- Submission of a final report with photographic record of the work performed.
- If requested by the corresponding agencies, the following certifications must be submitted in accordance with the requirements of current legislation (analysis of air samples, asbestos waste transport manifests, certificates of final disposal of the waste and all elements used for asbestos disposal).
- The corresponding inspection of each sector must be requested as described under "Work ".

10. EQUIPMENT, TOOLS, MACHINERY AND MATERIALS

The Co-contractor will provide all the required and adequate tools, equipment and machinery to carry out the contracted tasks. All the elements must be in adequate operating and safety conditions, as well as the specific products to be applied, necessary to carry out the tasks. All must be top quality, from a brand recognized in the local market.

As the Co-contractor is deemed to be an expert in this field, no claims will be accepted for eventual errors or omissions in this technical documentation. Before making the proposal, a request for clarifications deemed necessary should be made.

11. PROTECTIONS

The Co-contractor will be responsible for all the necessary protections in accordance with the work to be carried out and current regulations.

All personnel must be protected from falls given that the work area is more than 2 meters high, through the use of protection railings placed for this purpose, a safety mesh system, or through an employee fall detection system.

The Co-contractor will be responsible for any damages and deterioration caused to the assets located in the Diplomatic Mission as a consequence of the work carried out, and this must be corrected immediately, paid by the Co-Contractor.

12. CLEAN UP

The Contracting Party is responsible for maintaining the site clean on a daily basis, and for carrying out the final cleaning of the site.

Upon completion, the work must be delivered in a perfect state of cleanliness and without any kind of waste



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or equipment owned by Co-contractor.

The Diplomatic Mission may request that cleaning tasks be repeated or increased, if deemed necessary.

13. USE OF UTILITIES

The Co-contractor will be allowed to use the water and electricity required to carry out the contracted works, and must obtain them or connect to them at his expense, from the site designated by the Diplomatic Mission.



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ANNEX A
QUOTE FORM

The undersigned,

..... ID document (*Type and No.*), on
behalf of and representing the

..... Company, legal

address at,

City.....Zipcode.....Telephone

Fax..... E-mail..... duly authorized to act on its
behalf, after becoming familiar with the specific and technical conditions that govern this proposal, hereby
quote the following prices:

ITEM	DESCRIPTION	UNITS	QUANT.	PRICE
1	Removal, disposal, and transfer off site of asbestos from the flat roof of the Official Residence of Argentina in the United States, located at 1815 Q Street NW, Washington DC, in accordance with the technical specifications herein.	GL	1	
TOTAL				

This price includes all taxes, social benefits, and is quoted in US Dollars.

PRICE:

Write down the total amount of the offer in LETTERS AND NUMBERS.

United States of America,, 2023 (date)

Signature and name of Bidder



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ANNEX B
PROOF OF VISIT

I HEREBY CERTIFY that

..... of the

.....

company, visited the Official Residence located at 1815 Q Street NW, Washington DC, on
....., 2023 The company irrevocably undertakes before the
"Mission" to maintain strict confidentiality and not reveal, divulge or facilitate, by word, in
writing or by any other means, tangible or intangible, currently known or future, to any natural
person or legal entity, whether public or private, and not to use for their own benefit or for
the benefit of any other natural or legal person, public or private, the information obtained
during the preparation of the quote requested by the "Mission.

Signature and name of Embassy Official



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ANNEX C

LIST OF PREVIOUS WORKS

The undersigned, in his/her capacity as, of the company, DECLARES UNDER OATH that it has undertaken works of similar characteristics to the present contract, according to the following details: (Submit a form for at least one of the works undertaken).

1 Client's name	
2 Client's address	
3 Client's phone and fax numbers	
4 Client's e-mail address:	
5 Name and surname of the contact person who can provide information on the work performed:	
6 Type of work performed:	
7 Location of work performed:	
8 Land area (m2)	
9 Linear meters (lm)	
10 Cost of work performed	
11 Brief description of work performed	
12 Observations	

Signature:

Name:.....

Place and date:.....



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ANNEX D

INSURANCE AND REGULATIONS ON HYGIENE AND SAFETY AT WORK

The undersigned, in his/her capacity as,
of the company,
DECLARES UNDER OATH that he/she will comply with the mandatory insurance and
the local regulations in force regarding hygiene and safety at work.

Signature:

Name:

Place and date:



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ANNEX E
MATERIALS

The undersigned, in his/her capacity as, of

the firm, DECLARES that
he/she will use the materials in accordance with the relevant local regulations.

SIGNATURE:.....

NAME:



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ANNEX F
LICENCES

The undersigned, in his/her capacity as, of the

..... company,

DECLARES that he/she holds the required licenses in accordance with the relevant local regulations to carry out the work described in these technical specifications. **PLEASE ADD A COPY OF YOUR DISTRICT OF COLUMBIA ENVIRONMENTAL MATERIALS ASBESTOS BUSINESS LICENSE. -**

SIGNATURE:.....

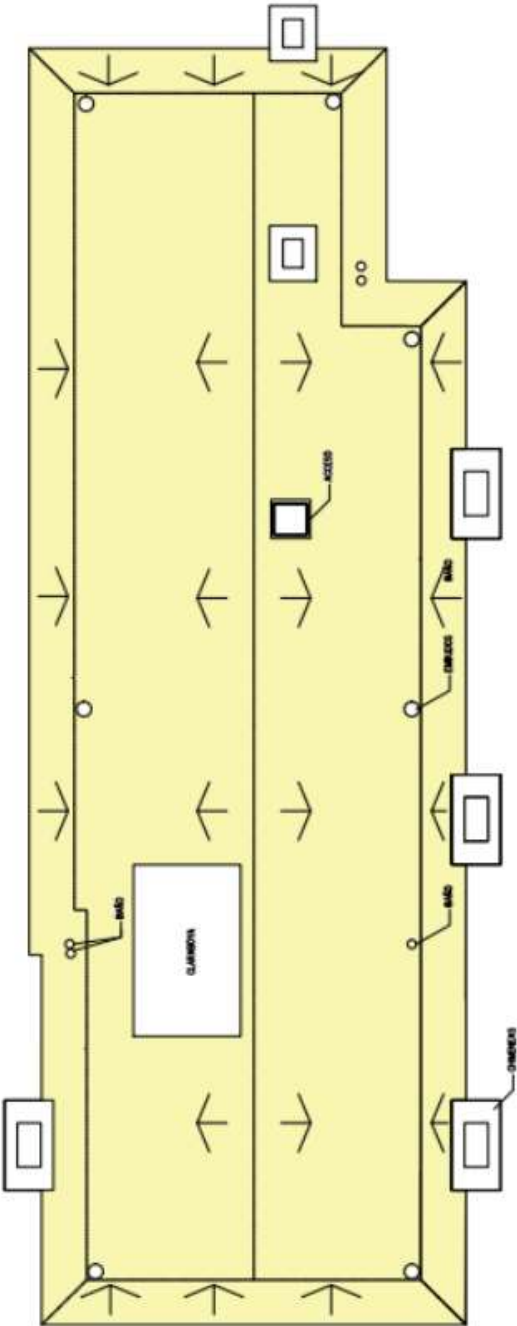
NAME:.....



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ANNEX G

RESIDENCE BLUEPRINT





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ANNEX H

AIR, LAND AND WATER ENGINEERING, INC. (ALWE)
ASBESTOS AND LEAD PAINT SURVEY

FOR
THE EMBASSY OF ARGENTINA'S FOURTH FLOOR AND ROOF
1815 Q STREET NW
WASHINGTON, DC 20009

PREPARED FOR THE BENEFIT OF

**THE EMBASSY OF ARGENTINA
1815 Q Street NW
Washington, DC 20009**

BY

**AIR, LAND AND WATER ENGINEERING, INC.
10017 Hackberry Lane, Suite 10
Columbia, MD 21046
Phone 410-997-0395**

**JULY 7, 2022
ALWE PROJECT 22-9968**



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- Appendix A Asbestos Laboratory Results
- Appendix B Asbestos Sample Location Sketch
- Appendix C XRF Testing Results



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1.0 CERTIFICATION

Air, Land and Water Engineering, Inc. (ALWE) has performed an asbestos and lead paint survey for the fourth floor and roof of the property located at 1815 Q Street NW, Washington, DC 20009.

Laurence T. Brand, PE Senior Engineer

Date

2.0 BACKGROUND

The Client requested that ALWE perform lead and asbestos testing at the address listed above. This work was performed in general accordance with the bid documents.

3.0 ASBESTOS SURVEY METHODOLOGY

On June 29, 2022, ALWE performed an asbestos survey to assess readily observable and readily accessible suspect asbestos containing materials (ACM) from the building. The procedures utilized during our survey included: visual observations, material sampling, and laboratory analysis of suspect building materials.

This report presents the general description of samples, locations where samples were collected, and the results of laboratory analysis of the collected samples.

The survey began with a walk-through and visual survey of the building areas, followed by the selection of sampling areas and then the collection of bulk samples. Material sampling areas were grouped based on material homogeneity. A homogeneous area is one that contains material that is similar in texture and color. Consideration is also given to the material's function and installation period.

ALWE representative Mr. Derrick Campbell, a certified Asbestos Inspector and DC licensed asbestos supervisor performed the asbestos survey on this date. Samples of suspect asbestos containing materials were collected by ALWE at various locations and analyzed for asbestos content. These samples included roof flashing, chimney tar, roof tar, roofing felt paper, roofing foam, roofing tar, plaster, mastic, floor tile, drywall joint compound, and insulation.

A figure of the building and asbestos sample locations is provided in Appendix B.



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The samples were analyzed using Polarized Light Microscopy (PLM) coupled with Dispersion Staining as outlined in the Environmental Protection Agency's (EPA) "Method for the Determination of Asbestos in Bulk Materials" (EPA-600/R-93/116). A listing of the sampled materials and their locations is listed on the Laboratory Report forms, located in Appendix A.

4.0 LEAD PAINT TESTING METHODOLOGY

On June 29, 2022, ALWE representative, Mr. Derrick Campbell a DC licensed lead risk assessor, performed lead-based paint testing on surfaces on the interior of the above subject address, utilizing X-Ray Fluorescence (XRF) technology.

The inspection was conducted in general accordance with Federal regulations and HUD guidelines. DC regulations define lead-based paint, as paint with more than 1.0 milligrams per square centimeter (mg/cm^2) or greater than 0.5% lead by weight. The XRF test results and laboratory results are attached in Appendix C. This lead-based paint testing was limited to accessible surfaces.

The report shows each reading in the sequence that it was taken. The rooms and the surfaces in the rooms are designated on the report and each sample taken within that room was characterized as follows: the wall labeled A is the wall that faces the front of the building, going clockwise, the B wall is the next wall, C the next and the last wall is D. The XRF results column, given in units of milligrams per square centimeter (mg/cm^2), is recorded onto the data sheets directly from the XRF analyzer after each test. A negative number sometimes exists because of the nature of the algorithmic substrate correction features of the spectrum analyzer. This is not meant to be interpreted as a "negative" amount of lead, but rather an effect from the density of the substrate on the detectable amount of excited lead electrons, if any that can be associated with the components reading.

5.0 RESULTS, CONCLUSIONS AND RECOMMENDATIONS

Asbestos

The roof flashing was found to contain 7% Chrysotile Asbestos.

The rear wall chimney tar was found to contain 6% Chrysotile Asbestos.

The first layer of roof tar taken from the front of the roof was found to contain 8% Chrysotile Asbestos.

The front wall chimney tar was found to contain 6% Chrysotile Asbestos. Based on these results asbestos is on the whole roof area.

The black mastic associated with the bathroom tile in room 45 was found to contain 4% Chrysotile Asbestos.

The brown ceiling plaster in room 49 was found to contain 3% Chrysotile Asbestos. This is in poor condition.

The 9x9 burgundy floor tile in room 59 was found to contain 10% Chrysotile Asbestos.

The black mastic associated with the 9x9 burgundy floor tiles in room 59 was found to contain 3% Chrysotile Asbestos. This is in poor condition.



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The remaining samples were found to be non-detect for asbestos. Any similar materials in the building should be assumed positive based on these results. Since one of the brown plaster samples came up positive is assumed that all of the brown plaster in the building contains asbestos. Any work done that would disturb any of these materials should be done by licensed asbestos contractors under containment. It is recommended that if any of these materials are in poor condition they be remediated.

Lead Paint

Lead based paint was found on the following components (each of the positive components were in poor condition):

- Room 42: doors, door jambs, baseboards , wall A, wall B, wall C, wall D, and ceiling
- Room 43: doors, door casings, door transoms, baseboards, wall A, wall B, wall C, wall D, and ceiling
- Room 44: doors, door casings, crown molding, chair rails, baseboards, wall A, wall B, wall C, wall D, ceiling, and radiators
- Room 45: doors, door jambs, window sashes, window sills, window casings, and radiators
- Room 46: doors, door casings, window sashes, window sills, window casings, crown molding, chair rails, baseboards, wall A, wall B, wall C, wall D, ceiling, and radiators
- Room 47: doors, door jambs, door transoms, baseboards, wall A, wall B, wall C, wall D, and ceiling
- Room 48: doors, door casings, window sashes, window casings, ceiling, and radiators
- Room 49: doors, door jambs, window sashes, window sills, window casings, crown molding, baseboards, wall A, wall B, wall C, wall D, ceiling, closet doors, and radiators
- Room 50: window sashes, wall A, wall B, wall D, and ceiling
- Room 51: doors, wall A, wall B, wall C, wall D, and ceiling
- Room 52: door jambs, window sashes, window casings, wall A, wall B, wall C, wall D, ceiling, closet doors, closet shelf supports, and radiators
- Room 53: doors, window sashes, window casings, wall A, wall B, wall C, wall D, ceiling, closet shelf supports, and radiators
- Room 54: window sashes, window casings, wall A, wall B, wall C, wall D, ceiling, and radiators
- Room 55: doors, door casings, door transoms, window sashes, window casings, baseboards, wall A, wall B, wall C, wall D, ceiling, closet shelf supports, radiators, and pipes
- Room 56: doors, door casings, window sashes, window sills, window casings, baseboards, wall A, wall B, wall C, wall D, ceiling, closet shelf supports, and radiators
- Room 57: doors, door jambs, door transoms, window sashes, window casings, wall A, wall B, wall C, wall D, ceiling, closet shelves, closet shelf supports, and radiators
- Room 58: window sashes, wall A, wall B, wall C, wall D, ceilings, and radiators
- Room 59: window sashes, wall A, wall B, wall C, wall D, ceilings, and radiators
- Main stairwell: wall A, wall B, wall D, ceiling, stringer, and elevator

The lead based paint that was found in poor or fair condition should be addressed by a licensed lead contractor using lead safe practices. Any abatement done on the intact areas should also need to be done using lead safe practices by a licensed lead contractor.



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If a door jamb is found to be coated with lead based paint, then the door casing should also be considered lead based paint (and vice versa).

When evaluating this report, it is assumed that, according to Chapter 7 HUD guidelines, that if one testing combination (i.e. window, door) is positive for lead in an interior or exterior room equivalent, that all other similar testing combinations in those areas are assumed to be positive. The same is true for negative readings. Inaccessible areas are noted on the XRF data sheets with the results.

6.0 LIMITATIONS

All the professional opinions presented in this report are based solely on the scope of work conducted and sources referred to in our report. The data presented by ALWE in this report was collected and analyzed using generally accepted industry methods and practices at the time the report was generated. This report represents the conditions, locations, and materials that were observed at the time the fieldwork was conducted. No inferences regarding other conditions, locations, or materials, at a later or earlier time may be made based on the contents of the report. No other warranty, express or implied is made. ALWE's liability and that of its contractors and subcontractors, arising from any services rendered hereunder, shall not exceed the total fee paid by the client to ALWE for this project. This report was prepared for the sole use of our client. The use of this report by anyone other than our client or ALWE is strictly prohibited without the expressed prior written consent of ALWE. Portions of this report may not be used independent of the entire report.



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*APPENDIX A LABORATORY
RESULTS*



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APPENDIX B
SITE SKETCH WITH ROOM NUMBERS AND
ASBESTOS SAMPLE LOCATION



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Virginia, the District of Columbia, and the Federal Standard XRF Data Sheet Interpretations

The following definitions will aid in interpreting the specific columns of information located in the XRF Lead-Based Paint Inspection Data sheets:

Column #1 - "Wall": Each component tested is reported by a wall code of A, B, C, D, or N/A. A component is described with a wall code of "A" if it is located on the closest wall with the same orientation as the wall containing the front door of the property. Components are assigned a letter B, C, or D in a clockwise manner based on the location of wall A. When multiple components of the same type within a room, common area or exterior site are tested, testing shall proceed from left to right, when facing the component, with each unit assigned a number, such as 1,2,3, etc...(e.g. A¹ window is the first window on the left side on the A wall. B² window sill is the second window sill from the left on the B wall.) If only one item is present, no additional numbering is required.

Column #2 - "Lead (mg/cm²):" This is the XRF reading column given in units of milligrams per square centimeter (mg/cm²) and is recorded onto the data sheets directly from the XRF analyzer after each test. A negative number sometimes exists because of the nature of the algorithmic substrate correction features of the spectrum analyzer. This is not meant to be interpreted as a "negative" amount of lead, but rather an effect from the density of the substrate on the detectable amount of excited lead electron particles, if any, that can be associated with the components reading.

Column #3 -Classification of Readings

Each XRF test is classified as positive, negative, or inconclusive based on the following ranges according to the Performance Characteristic sheet for an RMD LPA-1 using the "quick" mode and in accordance with the federal standard of $\geq 1.0 \text{ mg/cm}^2$.

RMD LPA-1 For metal, brick, concrete, drywall, plaster, and wood substrates:

Negative (N)	Positive (P)	Inconclusive (I)
< 1.0 mg/cm ²	$\geq 1.1 \text{ mg/cm}^2$	1.0 mg/cm ²

Sometimes a reading is close to the federal standard and within the "inconclusive range" of the instrument. The quick mode result then defaults to an inconclusive reading, and a result of 1.0 is displayed. This is recorded on the data sheet as a positive/inconclusive (P/I) reading. If a result of a positive/inconclusive (P/I) reading is listed on the data sheets then the instrument defaulted to a positive reading from an inconclusive range of results. ALWE does not confirm these readings by laboratory analysis unless approval is given to collect a paint chip sample for analysis. ALWE charges additional fees for the time to collect paint chip samples and for the laboratory analysis of these paint chip samples.

For the Viken Pb200i for metal, brick, concrete, drywall, plaster, and wood substrates:

Negative (N)	Positive (P)
$\leq 0.9 \text{ mg/cm}^2$	$\geq 1.0 \text{ mg/cm}^2$

Column #4 – Lead Paint Condition (If blank lead paint not detected)

I = Intact
F = Fair
P = Poor

Column #5 – Shot number.